

Heather Ridge Metropolitan District No. 1

Financial Statements

Year Ended December 31, 2021

with

Independent Auditor's Report

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Heather Ridge Metropolitan District No. 1  
Arapahoe County, Colorado

### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Heather Ridge Metropolitan District No. 1 (the District) as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the District, as of December 31, 2021, and the respective changes in financial position and where applicable, cash flows thereof and the budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditor's Responsibility**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Required Supplementary Information**

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. Our opinion on the basic financial statements is not affected by this missing information.

## Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements as a whole. The supplemental information as listed in the table of contents is presented for purposes of legal compliance and additional analysis and is not a required part of the basic financial statements. The information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

The continuing disclosure annual financial information as listed in the table of contents has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

*Fiscal Focus Partners, LLC*

Greenwood Village, Colorado  
September 27, 2022

# Heather Ridge Metropolitan District No. 1

## STATEMENT OF NET POSITION

December 31, 2021

	<u>Governmental</u> <u>Activities</u>	<u>Business-Type</u> <u>Activities</u>	<u>Total</u>
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Cash and investments	\$ 121,973	\$ 1,380,367	\$ 1,502,340
Cash and investments restricted	399,614	-	399,614
Taxes receivable - County Treasurer	4,378	-	4,378
Taxes receivable	759,622	-	759,622
Inventory	-	13,381	13,381
Accounts receivable - customer	11,000	21,088	32,088
Prepaid expenses	450	-	450
Prepaid bond insurance - net	24,326	-	24,326
<b>CAPITAL ASSETS</b>			
Capital assets, net of accumulated depreciation	<u>213,546</u>	<u>3,690,677</u>	<u>3,904,223</u>
 Total Assets	 <u>1,534,909</u>	 <u>5,105,513</u>	 <u>6,640,422</u>
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
Accounts payable	22,051	120,656	142,707
Accrued bond interest payable	14,492	-	14,492
<b>NONCURRENT LIABILITIES</b>			
Bonds payable, due within one year	225,000	-	225,000
Bonds payable, due in more than one year	<u>5,292,466</u>	<u>-</u>	<u>5,292,466</u>
Total Liabilities	<u>5,554,009</u>	<u>120,656</u>	<u>5,674,665</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred property tax revenue	<u>759,622</u>	<u>-</u>	<u>759,622</u>
Total deferred inflows of resources	<u>759,622</u>	<u>-</u>	<u>759,622</u>
<b>NET POSITION</b>			
Net invested in capital assets	213,546	3,690,677	3,904,223
Restricted for:			
Emergency reserve	12,642	-	12,642
Debt service	374,379	-	374,379
Capital projects	-	400,132	400,132
Unrestricted:	<u>(5,379,289)</u>	<u>894,048</u>	<u>(4,485,241)</u>
Total Net Position (Deficit)	<u>\$ (4,778,722)</u>	<u>\$ 4,984,857</u>	<u>\$ 206,135</u>

The notes to the financial statements are an integral part of these statements.

## Heather Ridge Metropolitan District No. 1

### STATEMENT OF ACTIVITIES For the Year Ended December 31, 2021

<u>Functions/Programs</u>	<u>Expenses</u>	Program Revenues		Net (Expense) Revenue and Changes in Net Position			
		Charges for	Operating	Capital	Governmental	Business-type	<u>Total</u>
		<u>Services</u>	<u>Contributions</u>	<u>Contributions</u>	<u>Activities</u>	<u>Activities</u>	
Primary Government:							
Governmental Activities:							
General government	\$ 427,226	\$ 122,275	\$ -	\$ -	\$ (304,951)	\$ -	\$ (304,951)
Interest and related costs on long-term debt	<u>170,632</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(170,632)</u>	<u>-</u>	<u>(170,632)</u>
Total Governmental Activities	<u>597,858</u>	<u>122,275</u>	<u>-</u>	<u>-</u>	<u>(475,583)</u>	<u>-</u>	<u>(475,583)</u>
Business-Type Activities:							
Golf - operations	<u>1,510,157</u>	<u>1,639,702</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>129,545</u>	<u>129,545</u>
Total Business-Type Activities	<u>1,510,157</u>	<u>1,639,702</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>129,545</u>	<u>129,545</u>
Total	<u>\$2,108,015</u>	<u>\$1,761,977</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(475,583)</u>	<u>129,545</u>	<u>(346,038)</u>
General Revenues:							
Property taxes					772,996	-	772,996
Specific ownership taxes					53,274	-	53,274
Other income					<u>849</u>	<u>562</u>	<u>1,411</u>
Total General Revenues					<u>827,119</u>	<u>562</u>	<u>827,681</u>
Change in Net Position					351,536	130,107	481,643
Net Position (Deficit) - Beginning					<u>(5,130,258)</u>	<u>4,854,750</u>	<u>(275,508)</u>
Net Position (Deficit) - Ending					<u>\$ (4,778,722)</u>	<u>\$ 4,984,857</u>	<u>\$ 206,135</u>

The notes to the financial statements are an integral part of these statements.

# Heather Ridge Metropolitan District No. 1

## BALANCE SHEET GOVERNMENTAL FUNDS December 31, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>
<b>ASSETS</b>			
Cash and investments	\$ 121,973	\$ -	\$ 121,973
Cash and investments - restricted	12,642	386,972	399,614
Property taxes receivable - current	2,479	1,899	4,378
Property taxes receivable	338,908	420,714	759,622
Receivable - rent	11,000	-	11,000
Prepaid expenses	<u>450</u>	<u>-</u>	<u>450</u>
Total Assets	<u>\$ 487,452</u>	<u>\$ 809,585</u>	<u>\$ 1,297,037</u>
<b>LIABILITIES</b>			
Accounts payable	<u>\$ 22,051</u>	<u>\$ -</u>	<u>\$ 22,051</u>
Total Liabilities	<u>22,051</u>	<u>-</u>	<u>22,051</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred property tax revenue	<u>338,908</u>	<u>420,714</u>	<u>759,622</u>
Total Deferred Inflows of Resources	<u>338,908</u>	<u>420,714</u>	<u>759,622</u>
<b>FUND BALANCE</b>			
Nonspendable:			
Prepays	450	-	450
Restricted:			
Emergencies	12,642	-	12,642
Debt service	-	388,871	388,871
Assigned			
Subsequent year expenditures	75,049	-	75,049
Unassigned	<u>38,352</u>	<u>-</u>	<u>38,352</u>
Total Fund Balances	<u>126,493</u>	<u>388,871</u>	<u>515,364</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 487,452</u>	<u>\$ 809,585</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Other long-term assets are not available to pay for current-period expenditures and, therefore, are not reported in the funds.	24,326
Capital assets are not available to pay for current-period expenditures and, therefore, are not reported in the funds.	213,546
Long-term liabilities, including bonds payable, are not due and payable in current period and therefore are not reported in the funds.	<u>(5,531,958)</u>
Net Position of governmental activities	<u>\$ (4,778,722)</u>

The notes to the financial statements are an integral part of these statements.

## Heather Ridge Metropolitan District No. 1

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE  
GOVERNMENTAL FUNDS  
For the Year Ended December 31, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>
<b>GENERAL REVENUES</b>			
Property taxes	\$ 334,580	\$ 438,416	\$ 772,996
Specific ownership taxes	23,643	29,631	53,274
Rent	122,275	-	122,275
Other income	447	402	849
Total General Revenues	<u>480,945</u>	<u>468,449</u>	<u>949,394</u>
<b>EXPENDITURES</b>			
Accounting and audit	29,325	-	29,325
Insurance	11,595	-	11,595
Legal and election	15,962	-	15,962
Community Communications	46,500	-	46,500
Consultant Fees/mgmt fees/professional fees	40,770	-	40,770
Building expenses	159,696	-	159,696
Landscaping	51,566	-	51,566
Trash Removal	9,619	-	9,619
Mileage/travel	1,155	-	1,155
Meals and Entertainment	2,066	-	2,066
Bond interest	-	184,650	184,650
Bond Principal 2016	-	215,000	215,000
Utilities/Telephone	11,880	-	11,880
Security	12,665	-	12,665
Computer/Internet	100	-	100
Dues & Subscriptions	1,598	-	1,598
Miscellaneous	16	-	16
Office supplies/Expenses	668	-	668
Training/Education	700	-	700
Employee relations	1,121	-	1,121
Trustee fees	-	600	600
Treasurer's fees	5,023	6,582	11,605
Total Expenditures	<u>402,025</u>	<u>406,832</u>	<u>808,857</u>
CHANGE IN FUND BALANCE	78,920	61,617	140,537
FUND BALANCE - BEGINNING OF YEAR	<u>47,573</u>	<u>327,254</u>	<u>374,827</u>
FUND BALANCE - END OF YEAR	<u>\$ 126,493</u>	<u>\$ 388,871</u>	<u>\$ 515,364</u>

The notes to the financial statements are an integral part of these statements.

## Heather Ridge Metropolitan District No. 1

RECONCILIATION OF THE STATEMENT OF REVENUE, EXPENDITURES  
AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
For the Year Ended December 31, 2021

Amounts reported for governmental activities in the Statement of Activities are different because:

Net change in fund balances - Total governmental funds	\$ 140,537
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Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful lives of the asset. Therefore, this is the amount of capital outlay, net of depreciation, in the current period.

Depreciation expense	(15,515)
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The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on the change in net position.

Bond principal payment	215,000
Amortization of premium and bond insurance	10,618

Some expenses in the statement of activities do not require the use of current financial resources and, therefore are not reported as expenditures in governmental funds.

Change in accrued interest on bonds payable	<u>896</u>
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Change in Net Position of Governmental Activities	<u>\$ 351,536</u>
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The notes to the financial statements are an integral part of these statements.

# Heather Ridge Metropolitan District No. 1

## BALANCE SHEET PROPRIETARY FUND December 31, 2021

### ASSETS

#### CURRENT ASSETS

Cash and investments	\$ 1,380,367
Accounts receivable - customer	21,088
Inventory	<u>13,381</u>
Total Current Assets	<u>1,414,836</u>

#### CAPITAL ASSETS

Capital assets, net of accumulated depreciation	<u>3,690,677</u>
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Total Assets	<u>\$ 5,105,513</u>
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### LIABILITIES

#### CURRENT LIABILITIES

Accounts payable	\$ <u>120,656</u>
Total Current Liabilities	<u>120,656</u>
Total Liabilities	<u>120,656</u>

#### NET POSITION

Net Investment in capital assets	3,690,677
Restricted for:	
Capital improvements	400,228
Unrestricted	<u>893,952</u>
Total Net Position	<u>4,984,857</u>
Total Liabilities and Net Position	<u>\$ 5,105,513</u>

The notes to the financial statements are an integral part of these statements.

# Heather Ridge Metropolitan District No. 1

## STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET POSITION PROPRIETARY FUND

For the Year Ended December 31, 2021

OPERATING REVENUES	
Golf Course fees	<u>\$ 1,639,702</u>
Total Operating Revenues	<u>1,639,702</u>
OPERATING EXPENSES	
Golf Operations	385,834
Administrative expenses	66,201
Grounds expense	683,928
Depreciation expense	<u>374,194</u>
Total Operating Expenses	<u>1,510,157</u>
INCOME (LOSS) FROM OPERATIONS	<u>129,545</u>
NON-OPERATING REVENUES (EXPENSES)	
Interest income	<u>562</u>
Non-Operating Revenues (Expenses)	<u>562</u>
NET INCOME (LOSS) - CHANGE IN NET POSITION	130,107
NET POSITION - BEGINNING OF YEAR	<u>4,854,750</u>
NET POSITION - END OF YEAR	<u>\$ 4,984,857</u>

The notes to the financial statements are an integral part of these statements.

# Heather Ridge Metropolitan District No. 1

## STATEMENT OF CASH FLOWS PROPRIETARY FUND For the Year Ended December 31, 2021

CASH FLOWS FROM OPERATING ACTIVITIES:	
Receipts from customers	\$ 1,625,105
Payments to suppliers	<u>(1,083,536)</u>
Net Cash Provided by Operating Activities	<u>541,569</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Acquisition and construction of capital assets	<u>(538,354)</u>
Net Cash (Used) by Capital and Related Financing Activities	<u>(538,354)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:	
Investment income	<u>562</u>
Net Cash Provided (Required) by Investing Activities	<u>562</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	3,777
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>1,376,590</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 1,380,367</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (REQUIRED) BY OPERATING ACTIVITIES	
Net income (loss) from operations	\$ 129,545
ADJUSTMENTS TO RECONCILE OPERATING LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Depreciation and amortization	374,194
Changes in Assets and Liabilities:	
Accounts payable	39,262
Receivables	(14,597)
Inventory	6,586
Prepaid expenses	<u>6,579</u>
Net Adjustments	<u>412,024</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ 541,569</u>

The notes to the financial statements are an integral part of these statements.

## Heather Ridge Metropolitan District No. 1

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
GENERAL FUND  
For the Year Ended December 31, 2021

	Original & Final	Actual	Variance Favorable (Unfavorable)
	<u>Budget</u>	<u>Actual</u>	<u>(Unfavorable)</u>
<b>REVENUES</b>			
Property taxes	\$ 334,573	\$ 334,580	\$ 7
Specific ownership taxes	23,762	23,643	(119)
Misc Income	4,000	-	(4,000)
Rent	135,000	122,275	(12,725)
Other income	<u>9,721</u>	<u>447</u>	<u>(9,274)</u>
Total Revenues	<u>507,056</u>	<u>480,945</u>	<u>(26,111)</u>
<b>EXPENDITURES</b>			
Accounting	15,000	20,825	(5,825)
Audit	8,500	8,500	-
Insurance	13,200	11,595	1,605
Legal and election	37,000	15,962	21,038
Social function	4,000	-	4,000
Community Communications	45,000	46,500	(1,500)
Consultant Fees/mgmt fees/professional fees	37,500	40,770	(3,270)
Building repairs interior	60,000	68,768	(8,768)
Building repairs exterior	8,000	15,488	(7,488)
Building utilities/Electric	35,000	32,028	2,972
Building Utilities/Gas	23,100	14,461	8,639
Building Utilities Water/Sewer	23,100	28,951	(5,851)
Building Utilities Telephone	12,000	11,880	120
Miscellaneous	1,000	16	984
Landscaping	30,000	51,566	(21,566)
Mileage/travel	2,500	1,155	1,345
Security	10,000	12,665	(2,665)
Office supplies/expenses	1,500	668	832
Training/Education	-	700	(700)
Meals and Entertainment	2,500	2,066	434
Treasurer's fees	5,019	5,023	(4)
Computer/Internet	3,000	100	2,900
Employee relations	500	1,121	(621)
Trash	10,000	9,619	381
Dues and Subscription	500	1,598	(1,098)
Contingency	20,320	-	20,320
Emergency Reserve	<u>11,638</u>	<u>-</u>	<u>11,638</u>
Total Expenditures	<u>419,877</u>	<u>402,025</u>	<u>17,852</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER ) EXPENDITURES</b>			
	87,179	78,920	(8,259)
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer to other fund	<u>(107,308)</u>	<u>-</u>	<u>107,308</u>
Total Other Financing Sources (Uses)	<u>(107,308)</u>	<u>-</u>	<u>107,308</u>
<b>CHANGE IN FUND BALANCE</b>			
	(20,129)	78,920	99,049
<b>FUND BALANCE - BEGINNING OF YEAR</b>			
	<u>20,129</u>	<u>47,573</u>	<u>27,444</u>
<b>FUND BALANCE - END OF YEAR</b>			
	<u>\$ -</u>	<u>\$ 126,493</u>	<u>\$ 126,493</u>

The notes to the financial statements are an integral part of these statements.

# Heather Ridge Metropolitan District No. 1

## Notes to Financial Statements December 31, 2021

### Note 1: Summary of Significant Accounting Policies

The accounting policies of the Heather Ridge Metropolitan District No. 1, located in Arapahoe County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

#### Definition of Reporting Entity

The District was organized on December 4, 2006 as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established as a mechanism to preserve the Heather Ridge open space and to provide public improvement and related operations and services as described in the Special District Act. Through an intergovernmental agreement with the City of Aurora the District is also authorized to own, operate and maintain the Heather Ridge Golf Course (“Golf Course”). The District’s primary revenues are property taxes and fees from the Golf Course. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization’s elected governing body as the basic criterion for including a possible component governmental organization in a primary government’s legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization’s governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

The District has no employees and all operations and administrative functions are contracted.

#### Basis of Presentation

The accompanying financial statements are presented per GASB No. 34.

Heather Ridge Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2021

The government-wide financial statements (i.e. the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

Heather Ridge Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2021

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

The District reports the following major proprietary funds:

Golf Fund – The Golf Fund is an enterprise fund that accounts for the Golf Course operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. This fund is comprised of the Proprietary Fund and the Capital Projects Fund.

The Enterprise Funds account for the operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the proprietary fund's ongoing operations. Operating revenues consist of charges to customers for services provided. Operating expenses for proprietary funds include the cost of services, administrative expenses, and depreciation of assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses or capital contributions. The District's proprietary fund consists of the Golf Fund.

## Heather Ridge Metropolitan District No. 1

### Notes to Financial Statements December 31, 2021

#### Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end.

The District amended its total appropriations in Proprietary Fund from \$1,041,200 to \$1,347,149 primarily as the result of increased golf operations and grounds expenses; however, expenditures still exceeded budget and the District may be in violation of state budgetary laws.

#### Statement of Cash Flows

For purposes of the statement of cash flows, the District considers cash deposits with a maturity of three months or less to be cash equivalents.

#### Assets, Liabilities, and Net Position

##### Fair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2021, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

##### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each funds' average equity balance in the total cash.

# Heather Ridge Metropolitan District No. 1

## Notes to Financial Statements December 31, 2021

### Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting under this category at December 31, 2021.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

### Prepaid Debt Insurance and Original Issue Premium

Prepaid debt insurance and Original Issue Premium from the Series 2016 Bonds are being amortized over the term of the bonds using the effective interest method. Accumulated amortization of prepaid debt insurance and original issue premium amounted to \$15,432 and \$80,852, respectively, at December 31, 2021.

### Capital Assets

Capital assets, which include the Golf Course and related facilities, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$150 and an estimated useful life in excess of one year. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of the donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the assets are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated.

Heather Ridge Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2021

Property, plant and equipment are depreciated using the straight-line method over the following estimated useful lives:

Golf Course and related facilities	15 - 20 years
Equipment	6 years

Property Tax

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Inventory

All inventories are valued at cost using the first-in/first-out method.

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bonds payable are reported net of the applicable bond premium or discount.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Heather Ridge Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2021

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

The nonspendable fund balance in the General Fund in the amount of \$450 represents prepaid expenditures.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$12,642 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$388,871 is restricted for the payment of the debt service costs associated with the Series 2016 Bonds. (see Note 4).

Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

The assigned fund balance in the General Fund is set aside for subsequent year expenditures.

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as needed.

Heather Ridge Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2021

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District reports three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, except for construction in progress, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Note 2: Cash and Investments

As of December 31, 2021, cash and investments are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	\$ 1,502,340
Cash and investments – Restricted	<u>399,614</u>
Total	<u>\$ 1,901,954</u>

Cash and investments as of December 31, 2021, consist of the following:

Deposits with financial institutions	\$ 438,013
Petty cash	2,450
Investments – COLOTRUST	<u>1,461,491</u>
	<u>\$ 1,901,954</u>

## Heather Ridge Metropolitan District No. 1

### Notes to Financial Statements December 31, 2021

#### Deposits

##### Custodial Credit Risk

The Colorado Public Deposit Protection Act, (PDPA) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured depositories and assets maintained in the collateral pools.

The District follows state statutes for deposits. None of the District's deposits are exposed to custodial credit risk.

#### Investments

##### Credit risk

The District has not adopted a formal investment policy, however the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

##### Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investment is not required to be categorized within the fair value hierarchy. This investment's value is calculated using the net asset value method (NAV) per share.

##### Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

##### Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

Heather Ridge Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2021

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust (“COLOTRUST”), is rated AAAM by Standard & Poor’s with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. The COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian’s internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period. On December 31, 2021, the District had \$1,461,491 invested in COLOTRUST Plus+.

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2021 follows:

	Balance 1/1/2021	Additions	Deletions	Balance 12/31/2021
<u>Government Activities</u>				
<u>Capital assets being depreciated:</u>				
Clubhouse airconditioning	\$ 43,884	\$ -	\$ -	\$ 43,884
Clubhouse roof replacement	188,834	-	-	188,834
Accumulated Depreciation	(3,657)	(15,515)	-	(19,172)
Government activities assets, net	<u>229,061</u>	<u>(15,515)</u>	<u>-</u>	<u>213,546</u>
<u>Business Type Activities:</u>				
<u>Capital assets being depreciated:</u>				
Golf Course, clubhouse and related equipment	\$ 6,782,715	\$ 538,354	\$ -	\$ 7,321,069
Accumulated Depreciation	(3,256,198)	(374,194)	-	(3,630,392)
Business type assets, net	<u>\$ 3,526,517</u>	<u>\$ 164,160</u>	<u>\$ -</u>	<u>\$ 3,690,677</u>

Heather Ridge Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2021

Depreciation expense was charged to functions/programs of the primary government as follows:

General Government	\$ 15,515
Business-type activities:	
Golf Course fund	<u>374,194</u>
Total depreciation expense –business type activities	<u>\$ 389,709</u>

Note 4: Long-term Debt

A description of the long-term obligations as of December 31, 2021, is as follows:

\$6,640,000 General Obligation Refunding and Improvement Bonds, Series 2016

On June 3, 2016, the District issued General Obligation Refunding and Improvement Bonds, Series 2016 (“Series 2016 Bonds”) in the amount of \$6,640,000 to current refund the District’s General Obligation Bonds, Series 2009, current refund the District’s General Obligation Bonds, Series 2011, fund the Reserve Fund, pay the costs of the issuance of the Series 2016 Bonds, and finance the costs of public improvements. The Bonds bear interest at rates from 2% to 5% and are payable on June 1 and December 1, each year, commencing December 1, 2016, and mature on December 1, 2039. The Series 2016 Bonds are payable from general and ad valorem taxes which may be levied without limitation of rate and in an amount necessary to pay the Bonds, when due against all taxable property within the District. The Series 2016 Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2027 and are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, commencing on December 1, 2026, upon payment of par and accrued interest, without redemption premium. As a result of the issuance of the Series 2016 Bonds, the refunded bonds are considered to be defeased and the liabilities have been removed from the governmental activities column of the statement of net position. The reacquisition price of the old debt equaled the net carrying amount of the old debt. The refunding resulted in an economic loss of \$1,439,813 due to the extension of the maturity date. The payments on the Series 2016 Bonds exceeds the payments on the refunded debt by \$4,512,915.

The following is an analysis of changes in long-term debt for the period ending December 31, 2021:

	<u>Balance</u> <u>1/1/2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2021</u>	<u>Current</u> <u>Portion</u>
General Obligation Bonds					
Series 2016	\$ 5,605,000	\$ -	\$ 215,000	\$ 5,390,000	\$ 225,000
Premium on Series 2016	140,588	-	13,122	127,466	-
Total	<u>\$ 5,745,588</u>	<u>\$ -</u>	<u>\$ 228,122</u>	<u>\$ 5,517,466</u>	<u>\$ 225,000</u>

Heather Ridge Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2021

The following is a summary of the annual long-term debt principal and interest requirements:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 225,000	\$ 173,900	\$ 398,900
2023	235,000	162,650	397,650
2024	240,000	157,950	397,950
2025	250,000	152,550	402,550
2026	255,000	146,612	401,612
2027-2031	1,405,000	593,190	1,998,190
2032-2036	1,655,000	338,840	1,993,840
2037-2041	1,125,000	73,771	1,198,771
Total	<u>\$ 5,390,000</u>	<u>\$ 1,799,463</u>	<u>\$ 7,189,463</u>

As of December 31, 2021, the District had remaining voted debt authorization of \$32,567,593 for improvement projects, \$80,000,000 for refunding bonds, and \$39,714,275 for operations purposes, for a total of \$152,281,868. Per the District's Service Plan, the District cannot issue debt in excess of \$40,000,000.

Note 5: Tax Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer Bill of Rights (TABOR) contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Enterprises, defined as government-owned business authorized to issue revenue bonds and receiving less than 10% of annual revenue in grants from all state and local governments combined, are excluded from the provisions of TABOR. The District's management believes a significant portion of its operations qualifies for this exclusion.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

Heather Ridge Metropolitan District No. 1

Notes to Financial Statements  
December 31, 2021

The District’s management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

On November 7, 2006, a majority of the District’s electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 6: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The Colorado Special Districts Property and Liability Pool (the “Pool”) is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public official’s liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

Note 7: Commitments and Contingencies

On March 19, 2018, the District through its management company entered into an agreement to lease golf carts for 4 years commencing on May 15, 2018. The District will have the option to purchase the golf carts at the end of the term for \$60,000. The future minimum lease payments are as follows:

2022	\$ 19,536
	<u>\$ 19,536</u>

Heather Ridge Metropolitan District No. 1

Notes to Financial Statements

December 31, 2021

On June 22, 2021 the District through its management company entered into an agreement to lease golf carts for 5 years commencing on May 15, 2022. The District will have the option to purchase the golf carts at the end of the term. The future minimum lease payments are as follows:

2022	\$	39,368
2023		59,052
2024		59,052
2025		59,052
2026		59,052
2027		19,684
		<u>\$ 295,260</u>

SUPPLEMENTAL INFORMATION

## Heather Ridge Metropolitan District No. 1

### SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - DEBT SERVICE FUND

For the Year Ended December 31, 2021

	Original & Final		Variance
	Budget	Actual	Favorable (Unfavorable)
<b>REVENUES</b>			
Property taxes	\$ 438,406	\$ 438,416	\$ 10
Specific ownership taxes	30,688	29,631	(1,057)
Other income	1,500	402	(1,098)
 Total Revenues	 470,594	 468,449	 (2,145)
 <b>EXPENDITURES</b>			
Bond interest	184,650	184,650	-
Bond Principal 2016	215,000	215,000	-
Trustee fees	5,000	600	4,400
Treasurer's fees	6,576	6,582	(6)
Contingency	5,007	-	5,007
 Total Expenditures	 416,233	 406,832	 9,401
 NET CHANGE IN FUND BALANCE	 54,361	 61,617	 7,256
 FUND BALANCE - BEGINNING OF YEAR	 327,026	 327,254	 228
 FUND BALANCE - END OF YEAR	 \$ 381,387	 \$ 388,871	 \$ 7,484

The notes to the financial statements are an integral part of these statements.

## Heather Ridge Metropolitan District No. 1

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
CAPITAL PROJECTS FUND- CATASTROPHIC  
For the Year Ended December 31, 2021

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
<b>GENERAL REVENUES</b>			
Interest income	\$ -	\$ 96	\$ 96
Total General Revenues	-	96	96
<b>EXPENDITURES</b>			
Other capital improvements	-	-	-
Total Expenditures	-	-	-
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>96</b>	<b>96</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer from General Fund	107,308	-	(107,308)
Transfer from enterprise fund	100,000	200,000	100,000
Total Other Financing Sources (Uses)	207,308	200,000	(7,308)
<b>NET CHANGE IN FUND BALANCE</b>	207,308	200,096	(7,212)
<b>FUND BALANCE - BEGINNING OF YEAR</b>	200,000	200,036	36
<b>FUND BALANCE - END OF YEAR</b>	\$ 407,308	\$ 400,132	\$ (7,176)

The notes to the financial statements are an integral part of these statements.

## Heather Ridge Metropolitan District No. 1

### SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - CAPITAL PROJECTS FUND

For the Year Ended December 31, 2021

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
<b>GENERAL REVENUES</b>			
Interest income	\$ 11,000	\$ 185	\$ (10,815)
Total General Revenues	11,000	185	(10,815)
 <b>EXPENDITURES</b>			
Golf equipment	-	38,478	(38,478)
Landscape enhancements	-	30,650	(30,650)
Clubhouse improvements	-	22,794	(22,794)
Cart path improvements	352,149	182,482	169,667
Other capital improvements	-	56,955	(56,955)
Total Expenditures	352,149	331,359	20,790
NET CHANGE IN FUND BALANCE	(341,149)	(331,174)	9,975
FUND BALANCE - BEGINNING OF YEAR	341,149	331,270	(9,879)
FUND BALANCE - END OF YEAR	\$ -	\$ 96	\$ 96

The notes to the financial statements are an integral part of these statements.

## Heather Ridge Metropolitan District No. 1

### SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL (BUDGETARY BASIS) - PROPRIETARY FUND

For the Year Ended December 31, 2021

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>				
Merchandise	\$ 46,350	\$ 45,000	\$ 71,933	\$ 26,933
Miscellaneous Income	4,000	2,000	6,447	4,447
Golf packages	20,750	20,000	30,950	10,950
Men's club redeemed	1,000	1,000	(446)	(1,446)
Premium Cards Redeemed	(10,000)	(12,860)	(16,868)	(4,008)
Cart fees	248,000	340,000	445,016	105,016
Green Fees	732,000	950,000	1,050,028	100,028
Range ball fees	47,600	30,000	52,642	22,642
Interest income	-	4,380	377	(4,003)
Total Revenues	<u>1,089,700</u>	<u>1,379,520</u>	<u>1,640,079</u>	<u>260,559</u>
<b>EXPENDITURES</b>				
Capital outlay	-	-	206,995	(206,995)
Golf Operations	383,450	446,467	385,834	60,633
Administrative expenses	104,700	94,000	66,201	27,799
Grounds expense	<u>453,050</u>	<u>606,682</u>	<u>683,928</u>	<u>(77,246)</u>
Total Expenditures	<u>941,200</u>	<u>1,147,149</u>	<u>1,342,958</u>	<u>(195,809)</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>				
	148,500	232,371	297,121	64,750
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in (out)	<u>(100,000)</u>	<u>(200,000)</u>	<u>(200,000)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(100,000)</u>	<u>(200,000)</u>	<u>(200,000)</u>	<u>-</u>
<b>CHANGE IN FUND BALANCE</b>				
	48,500	32,371	97,121	64,750
<b>FUND BALANCE - BEGINNING OF YEAR</b>				
	<u>710,982</u>	<u>780,796</u>	<u>780,796</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>				
	<u>\$ 759,482</u>	<u>\$ 813,167</u>	<u>\$ 877,917</u>	<u>\$ 64,750</u>

The notes to the financial statements are an integral part of these statements.

**Heather Ridge Metropolitan District No. 1**

RECONCILIATION OF REVENUES AND EXPENDITURES  
BUDGETARY BASIS (ACTUAL) TO STATEMENT OF REVENUE,  
EXPENDITURES AND CHANGES IN NET POSITION  
PROPRIETARY FUND

For the Year Ended December 31, 2021

Excess of revenues over expenditures	\$ 297,121
Interest income which is included in the Capital Projects Fund Budget not the Proprietary Fund Budget	185
Capital outlay	206,995
Deduct depreciation which is an expense on the Statement of Revenues Expenditures and Changes in Net Position	<u>(374,194)</u>
Changes in Net Position per Statement Revenues, Expenditures and Changes in Net Position	<u>\$ 130,107</u>

The notes to the financial statements are an integral part of these statements.

CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION - UNAUDITED

# Heather Ridge Metropolitan District No. 1

## SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED

December 31, 2021

UNAUDITED

<u>Year Ended December 31,</u>	<u>Year Property Tax Levy</u>	<u>Prior Year Assessed Valuation for Current</u>		<u>Total Property Tax</u>		<u>Percent Collected to Levied</u>
		<u>Mills Levied</u>		<u>Levied</u>	<u>Collected</u>	
		<u>General Fund</u>	<u>Debt Service</u>			
2011	\$ 11,897,120	11.500	31.000	\$ 505,628	\$ 503,842	99.65%
2012	\$ 12,396,810	14.850	27.650	\$ 526,864	\$ 526,170	99.87%
2013	\$ 12,487,140	11.500	31.000	\$ 530,703	\$ 529,601	99.79%
2014	\$ 11,365,226	8.000	34.500	\$ 483,022	\$ 481,594	99.70%
2015	\$ 11,502,167	8.000	34.500	\$ 488,842	\$ 488,843	100.00%
2016	\$ 15,021,708	11.500	31.000	\$ 638,423	\$ 641,294	100.45%
2017	\$ 15,005,393	11.500	31.000	\$ 637,729	\$ 638,347	100.10%
2018	\$ 19,153,726	11.500	22.000	\$ 641,650	\$ 641,826	100.03%
2019	\$ 19,071,095	11.500	22.000	\$ 638,882	\$ 637,891	99.84%
2020	\$ 22,589,914	14.500	19.000	\$ 756,762	\$ 756,746	100.00%
2021	\$ 23,074,002	14.500	19.000	\$ 772,979	\$ 772,996	100.00%
Estimated for year ending December 31, 2022	\$ 23,372,992	14.500	18.000	\$ 759,622		

**NOTE**

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.

# Heather Ridge Metropolitan District No. 1

## TEN LARGEST OWNERS OF TAXABLE PROPERTY WITHIN THE DISTRICT

December 31, 2021

UNAUDITED

<u>Taxpayer Name</u>	<u>2021 Assessed Valuation</u>	<u>Percentage of Total Assessed Valuation</u>
Public Service Company of Colorado aka Xcel Energ \$	728,440	3.12%
Qwest Corp.	335,700	1.44%
Private Homeowner #1	28,236	0.12%
Private Homeowner #2	28,226	0.12%
Private Homeowner #3	27,964	0.12%
Private Homeowner #4	27,070	0.12%
Private Homeowner #5	26,984	0.12%
Private Homeowner #6	26,905	0.12%
Private Homeowner #7	26,734	0.11%
Private Homeowner #8	26,641	0.11%
Total	\$ 1,282,900	5.49%

### NOTE

Assessed Valuations were obtained from the Arapahoe County website.

# Heather Ridge Metropolitan District No. 1

## ASSESSED VALUATION OF CLASSES OF PROPERTY IN THE DISTRICT

December 31, 2021

UNAUDITED

<u>Class</u>	<u>2021 Assessed Valuation</u>	<u>Percent of Assessed Valuation</u>
Residential	\$ 22,299,088	95.41%
State Assessed	1,064,140	4.55%
Commercial	9,764	0.04%
Total	<u>\$ 23,372,992</u>	<u>100.00%</u>

### NOTE

Percentage is based on a 2021 certified assessed valuation of \$22,589,914

**Heather Ridge Metropolitan District No. 1**

SELECTED DEBT RATIOS OF THE DISTRICT

December 31, 2021

UNAUDITED

Direct Debt (Dist bonds only)	<u>\$ 5,390,000</u>
Direct debt	<u><u>\$ 5,390,000</u></u>
2021 Assessed Valuation	\$ 23,372,992
Direct Debt to 2021 Assessed Valuation	23.06%
2021 Statutory Actual Value	\$ 315,576,296
Direct Debt to 2021 Statutory Actual Value	1.71%